

\$1,150,000 - Nordahl 12/1, Escondido

MLS® #260008869

\$1,150,000

Bedroom, Bathroom,
Land on 3.00 Acres

Escondido Country Club Area, Escondido, CA

Remarkable Investment Opportunity! This $\hat{\pm}$ 3-acre property is currently one parcel and in the process of being subdivided into five parcels, offering exceptional development potential for investors or owner-builders. The proposed subdivision includes one large parcel of approximately 1.5 acres, along with four smaller residential parcels designed for multi-unit construction. Proposed parcel breakdown: Parcel 1 $\hat{\pm}$ 12,275 SF net ($\hat{\pm}$ 12,899 SF gross), Parcel 2 $\hat{\pm}$ 13,140 SF net ($\hat{\pm}$ 13,762 SF gross), Parcel 3 $\hat{\pm}$ 12,781 SF net ($\hat{\pm}$ 13,366 SF gross), and Parcel 4 $\hat{\pm}$ 20,487 SF net ($\hat{\pm}$ 21,095 SF gross). Each of these four parcels has plans for three residential units, creating a strong opportunity for consistent rental income and long-term appreciation. Ample space allows for thoughtful site planning, including parking and access. The remaining $\hat{\pm}$ 1.5-acre parcel offers outstanding flexibility for a variety of uses, including a custom home with ADU and JADU, storage, senior day care, or other income-producing ventures. This is a rare opportunity to secure a property with an active subdivision process and significant upside in North Escondido. Ideal for developers, investors, or end users looking to build, hold, or resell individual parcels. Buyer to verify all subdivision status, zoning, and development potential with the City.



Essential Information

MLS® #	260008869
Price	\$1,150,000
Acres	3.00
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	Nordahl 12/1
Area	ESCONDIDO (92026)
Subdivision	Escondido Country Club Area
City	Escondido
County	San Diego
State	CA
Zip Code	92026

Amenities

Amenities	N/K
Utilities	Other/Remarks
View	Parklike
Pool	N/K

Interior

Fireplace	Yes
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Exterior

Lot Description	N/K
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School Information

District	Escondido Union High School Dist
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Fees

Other Fees	\$0
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Additional Information

Date Listed	April 15th, 2026
Days on Market	112
Zoning	R-1:SINGLE
Listing Office	Bluxen, Inc.

Listing Details

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

Listing information last updated on September 22nd, 2026 at 1:25am PDT